

**City of Evansville Plan Commission
Regular Meeting
Monday, June 5, 2017, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 6:03 pm.

2. **Roll Call:**

<u>Members</u>	<u>Present</u>	<u>Absent</u>	<u>Others Present</u>
Mayor Bill Hurtley	P		Community Development Dir. Jason Sergeant
Aldersperson Rick Cole	P		City Administrator/Finance Director Ian Rigg
Aldersperson Erika Stuart	P		Applicants Mr. and Mrs. Rooney
Bill Hammann	P		Representative from Ehlers
John Gishnock	P		
Matt Eaton	P		
Susan Becker	P		

3. **Approval of Agenda:** *Motion to approve the agenda by Cole, seconded by Stuart. Approved unanimously.*

4. **Approval of Minutes:** *Motion to waive the reading of the minutes from the May 1, 2017 regular meeting and approve them as printed by Hammann, seconded by Cole. Approved unanimously.*

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None

7. **New Business**

a. **Public Hearing regarding the proposed amendment of project plan for Tax Incremental District No. 8 (See the Public Hearing Notice which was published on May 24, 2017).** Rigg summarized the proposal and Ehlers reviewed the project plan in detail. Hurtley opened the public hearing at 6:18pm. No comments were brought forward by the public. Hearing was closed at 6:19pm.

b. *Motion to approve "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 8, City of Evansville, Wisconsin" by Hammann, seconded by Stuart. Passed unanimously.*

c. **Public hearing and review of Ordinance 2017-06, an Ordinance Rezoning Territory from Residential District One (R-1) to Residential District Two (R-2) of parcel 6-27-491.2 (460 and 462 South 5th Street)**

i. **Initial staff comments.** Sergeant summarized his staff report highlighting the zoning change would have no effect on the density of the lot, as it is already built upon.

ii. **Public hearing.** Hurtley opened the public hearing at 6:28pm, closed it at 6:29pm with no comments received.

- iii. **Plan Commissioner questions and comments.** Hammann summarized the required findings.
- iv. **Motion to recommend Ordinance 2017-06 to Common Council by Hammann/Cole. Passed Unanimously.**

d. Public Hearing concerning a Preliminary and Final Land Division request for a two-family twin lot on parcel 6-27-491.2 (460 and 462 South 5th Street)

- i. **Initial staff and applicant comments.** Sergeant identified this land division would allow the two sides of the existing duplex to be sold and owned independently.
- ii. **Public Hearing.** Hurtley opened the public hearing at 6:32pm, closed it at 6:32pm with no comments received.
- iii. **Plan Commissioner questions and comments.** None
- iv. **The Plan Commission recommends Common Council approve the preliminary and final certified survey map to divide parcel 6-27-491.2 into a Two-family twin lot, finding that the certified survey map is in the public interest and meets the objectives contained within Section 110-102(g) of City ordinances with the following conditions: Joint Cross Access Easement Agreement is recorded with the Rock County Register of Deeds by Hammann/ Cole. Passed Unanimously.**

- e. **Discussion regarding regular meeting date for Plan Commission in July 2017.** Commission reached a consensus for a July 10th meeting date.

8. Old Business

- a. **Update on upcoming Municipal and Zoning Code updates.** Sergeant noted amusement licensing for arcade games is thought to be unenforceable, so an ordinance update won't be pursued at this time. Swimming pools will get an interpretation memo. Staff will look at other pool regulations.

9. Monthly Reports

- a. **Report from the Community Development Director.**
 - i. **Report on permitting activity by Zoning Administrator.** None
 - ii. **Report on enforcement.** Sergeant noted some complaints have been followed up by Inspector
 - iii. **Other-** None
- b. **Report of the Evansville Historic Preservation Commission.** None
- c. **Report on Common Council actions relating to Plan Commission recommendations.** None
- d. **Report on Board of Appeals actions relating to zoning matters.** None
- e. **Planning education/news:** Sergeant summarized the article.

10. Next Meeting Dates: Monday, July 10th, 2017 at 6pm

11. Motion to Adjourn by Hammann, seconded by Cole, passed unanimously.